

## Application for Planning Permission



### Design and Access Statement

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**Site:** Hydramotion Ltd, 1 Seven Street, York Road Industrial Estate, Malton

**Description:** Link building

Design and Access Statement Points in Accordance with Ryedale District Council Guidance.

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- **Layout** – The plan area of the existing building will be maintained and the existing gas storage area will be reclaimed and used for the link building. The new link building will house the office space on the ground floor and storage area on the first floor.
- **Scale** – The plan area of the existing building will be retained. The link building's floor area and height has been determined from required use and the height of other buildings around the industrial park.
- **Appearance** – The existing brickwork of the building will be retained but the metal cladding on Unit 1 and sections of Unit 3 which Hydramotion own will be replaced with a new composite panel on the roof and walls. New windows will be installed with the whole building requiring much less energy due to the massive increase in thermal performance. New roof lights will be installed in the roof of the Unit 1. The roof lights will be 10% of the roof area. The specification and colour of the proposed cladding and windows has been chosen to reflect the nature of products Hydramotion design and produce.
- **Access** – Access for both vehicles and pedestrians into the building will be unchanged. A new automatic door will provide enhanced entry for pedestrians, disabled and ambulant disabled persons and larger doorways and toilets will be provided in the link building. A new cycle store will provide improved facilities for employees which choose to cycle to work.
- **Landscaping** – Landscaping around the building will remain unchanged. New illuminated signs and sail banner flag will be install in certain areas of the site.
- **Use** – The new building will be used for office area and storage. No additional working hours or new operations are planned following these works. Internally the link building will be open plan office area on the ground floor and storage on the first floor.
- **Amount of Development** – The development area is limited to the existing site – no further development is planned on this project outside the limits shown on drawing 16cm566.101.
- **Indicative Layout** – Shown on drawing 16cm566.101.
- **Scale Parameters** – Upper eaves of building approximately 5.6m with a mono-pitch roof of approximately 6 degrees. Plan areas shown on drawings.
- **Indicative Access Point** – unchanged.